

RETAIL/OFFICE FLEX SPACE FOR SUBLEASE



1680 Ellice Avenue

WINNIPEG, MB



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Services provided by Luke Paulsen Personal Real Estate Corporation

Property Details

BUILDING AREA (+/-) 69,254 sq. ft.

AREA AVAILABLE (+/-) Unit 5: 2,700 sq. ft.

NET RENTAL RATE \$15.50 per sq. ft. **\$10.50 per sq. ft.**

ADDITIONAL RENT \$10.43 per sq. ft. (est. 2025)
plus 5% mgmt. fee of gross rent

HEADLEASE EXPIRY DATE May 31, 2029

PARKING Six (6) dedicated parking stalls under the head lease

ZONING M1

PROPERTY MANAGEMENT Capital Property Management

AVAILABILITY 30 days' notice

HIGHLIGHTS

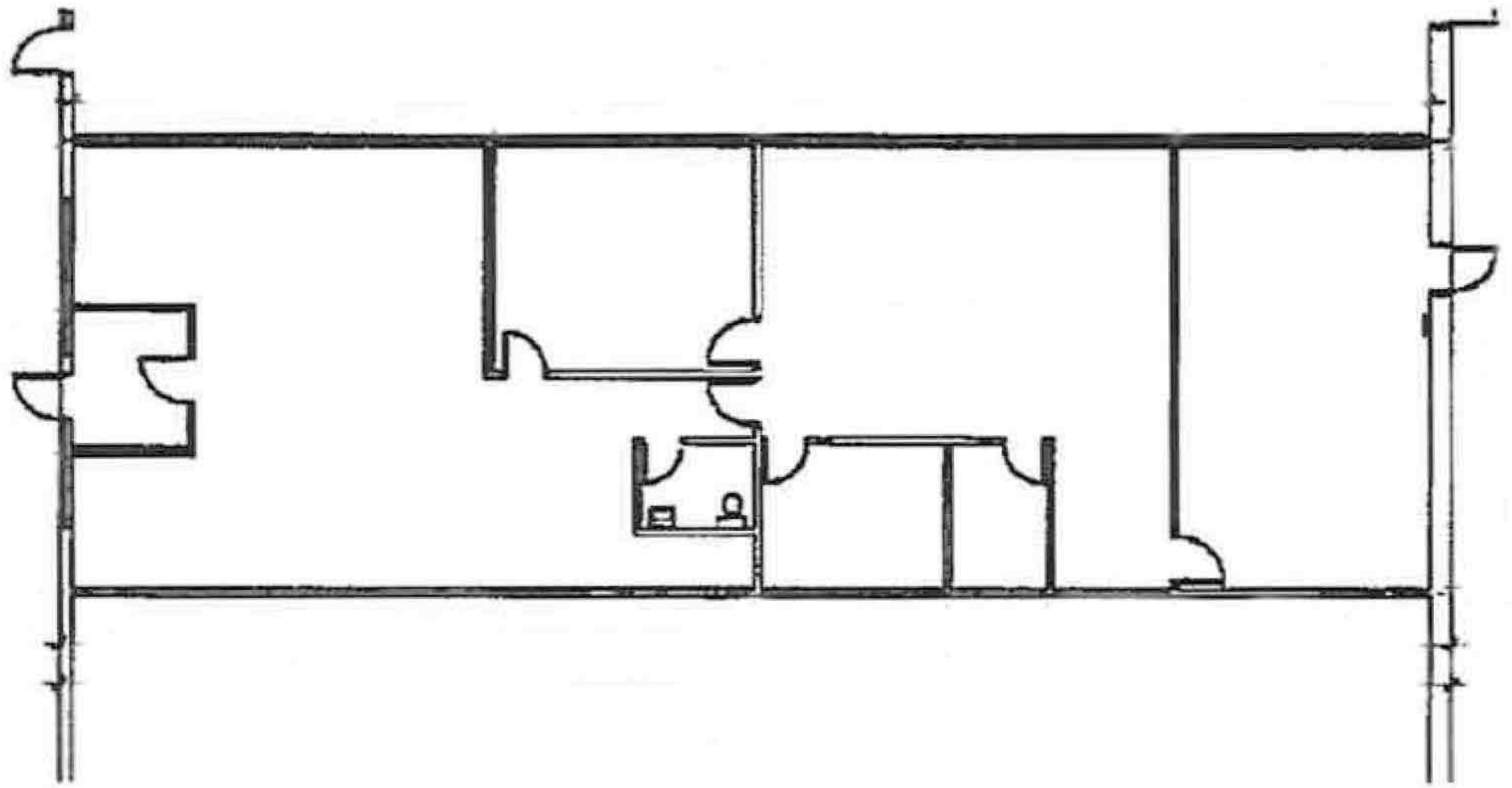
- Strategically located with **easy access** off of Century Street, St. James Street and Ellice Avenue
- Existing retail and classroom improvements in place
- **Contiguous** with next door unit - up to **5,341 sq. ft.** available
- Recent **exterior building upgrades**
- **On-site parking** for tenants and guests



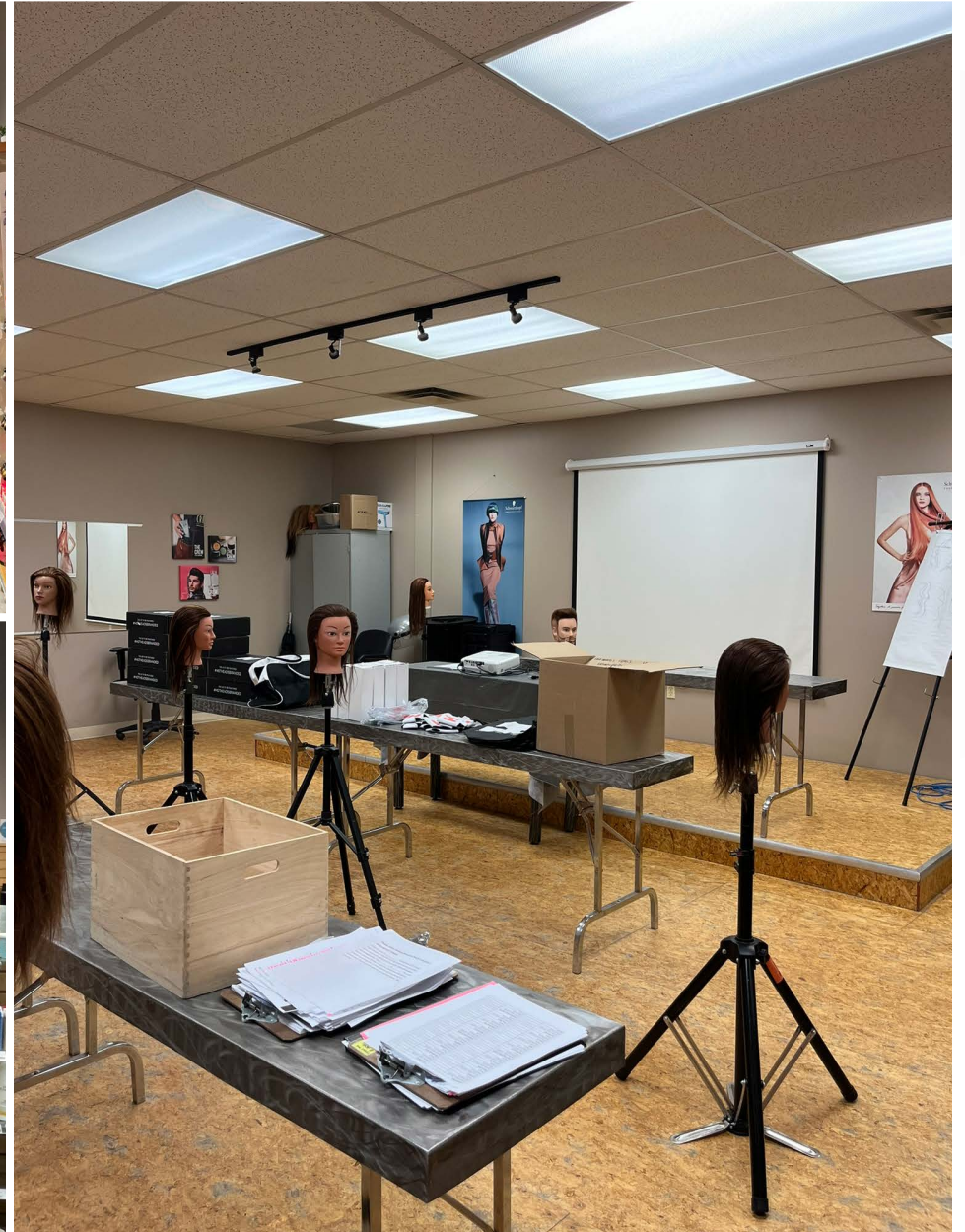
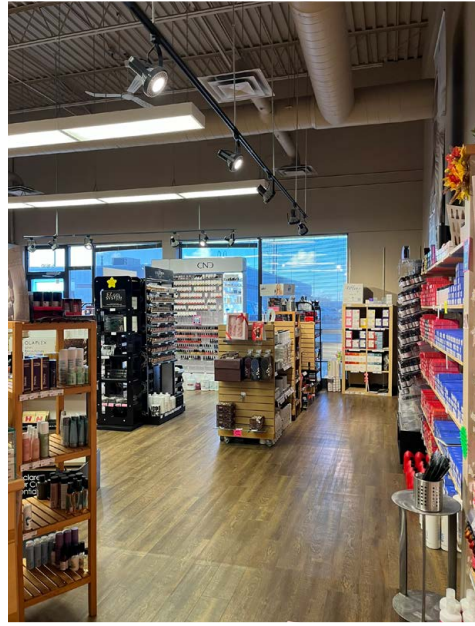
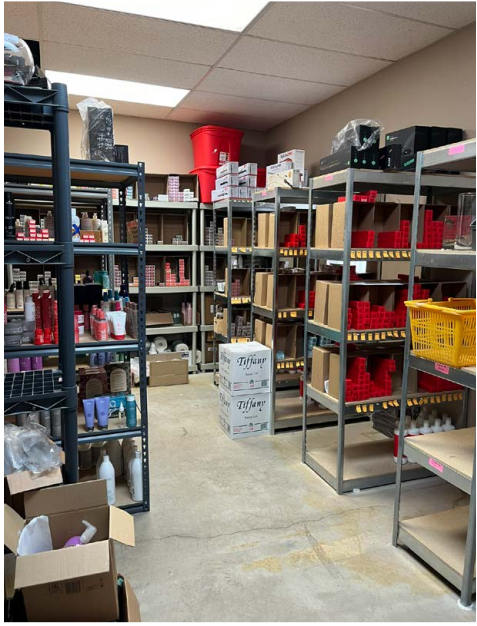
Site Plan



Floor Plan



Interior Photographs



Retail Aerial



DRIVE TIME ANALYSIS



RICHARDSON INT'L AIRPORT

1.9 km | 4 min.



TRANSCANADA HWY.

2.1 km | 6 min.



PORTAGE & MAIN

5.2 km | 20 min.



CF POLO PARK

1.7 km | 5 min.



COMMERCIAL REAL ESTATE
SERVICES INC.

Contact

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